

## COUNTY-WIDE STANDARDS:

Architectural requirements between the principal areas, highway corridors, and village districts differ significantly. Similarities exist, however, with the requirements for screening mechanical equipment and mitigating the appearance of junction and accessory boxes on or next to buildings. Another county-wide requirement, architectural compatibility within a project, ensures compatibility between buildings for a consistent appearance throughout a project.

The intent of the county-wide standards for architectural treatment to:

1. Ensure projects have a consistent and distinct identity through the use of similar and compatible architectural design.

## ARCHITECTURAL TREATMENT PURPOSE AND INTENT

2. Ensure that the architectural aesthetics of a building are not diminished by the visibility of mechanical equipment, junction/accessory boxes, satellite dishes, and similar appurtenances.

Included in this section are the following issues:

Architectural Compatibility within a Project	Page 3-a.1 - a.5
Junction and Accessory Boxes	Page 3-b
Mechanical Equipment Screening	Page 3-c.1 - c.2

Reminder: If your site is in an O-1 or C-1 zoning district, you need to look at the architectural treatment requirements for these districts beginning on page 13 of this manual.



*Good example of a national franchise fast-food restaurant (Burger King) that uses the architectural style, materials and colors of other buildings nearby.*

## COUNTY-WIDE STANDARDS:

## ARCHITECTURAL TREATMENT ARCHITECTURAL COMPATIBILITY WITHIN A PROJECT

**Sec. 19-570(a):** Architectural treatment of buildings, including materials, color and style, shall be compatible with buildings located within the same project. Compatibility may be achieved through the use of similar building massing, materials, scale, colors, and other architectural features.

### INTENT:

Through the use of materials, colors, style, building massing, and other architectural features, buildings within a project can establish a consistent theme throughout that is immediately identifiable by the general public. This can be further enhanced through the use of similar landscape materials, light fixtures, signage, circulation patterns, amenities (such as BMP's designed as attractive ponds), and marketing.

A project is defined as a development that is planned, developed or managed as a unit.

### PROJECTS IN CHESTERFIELD AS EXAMPLES:

1. Harbour Pointe Shopping Center - Transitional contemporary style, materials & colors same for all buildings (brick, EIFS, standing seam metal roofing), vehicular and pedestrian circulation oriented internally (outparcels accessed only from internal parking lot-no direct access to frontage road), consistent landscaping, lighting, and signage. National franchise restaurants (Hardees and Taco Bell) as well as local retailers conformed to these standards.



*Harbour Pointe Shopping Center with transitional contemporary style buildings using same materials and colors for a compatible appearance. Internal shared parking serves all users.*

## **COUNTY-WIDE STANDARDS:**

## **ARCHITECTURAL TREATMENT ARCHITECTURAL COMPATIBILITY WITHIN A PROJECT (continued)**

2. The Shoppes at Bellgrade - All buildings are painted or integrally colored white, pitched roofs or pitched mansards with similar roof colors and materials, and masonry construction throughout. Vehicular and pedestrian circulation oriented internally (no direct access to

frontage road), consistent landscaping, fencing, lighting, signage and marketing. National franchise retailers (Texaco, Hollywood Video, and Burger King) as well as local retailers conformed to these standards.



## COUNTY-WIDE STANDARDS:

## ARCHITECTURAL TREATMENT ARCHITECTURAL COMPATIBILITY WITHIN A PROJECT (continued)

3. Rivers Bend Industrial Park-Large box industrial park with all buildings using glass and precast panels having architectural relief patterns formed in panels, colors complimentary

with relief patterns having darker accents, master planned road and pedestrian network, master planned landscaping and signage, and BMP's designed as amenities.



*Entrance sign with water feature*

*BMP designed as amenity*



*Industrial building of patterned pre-cast panels surrounded by landscaping*

## **COUNTY-WIDE STANDARDS:**

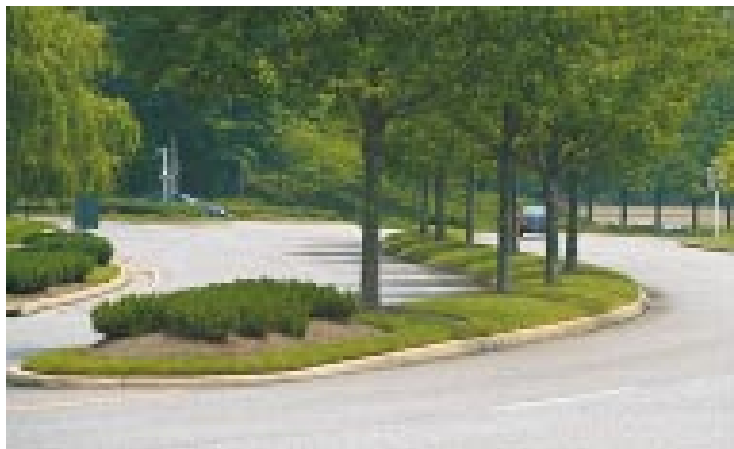
## **ARCHITECTURAL TREATMENT ARCHITECTURAL COMPATIBILITY WITHIN A PROJECT** (continued)

4. The Arboretum (Office Park) Upscale large box buildings of glass or glass & brick, significant landscaping, defined entrances, master planned vehicular system, BMP ponds as amenities

throughout, sign package, internal access with commercial parcels, pedestrian pathways, & marketing.



*Stormwater basins are designed into attractive lake amenities.*



*Many of the roads are divided with landscaped medians.*

## COUNTY-WIDE STANDARDS:

## ARCHITECTURAL TREATMENT ARCHITECTURAL COMPATIBILITY WITHIN A PROJECT (continued)

5. Chesterfield Meadows and Chesterfield Meadows West-Despite being split by a major thoroughfare, the two shopping centers are perceived as one project. Both use colonial architecture with pitched mansard roofs with cedar shake shingles, pedestrian scale architecture

with building offsets and continuous overhead canopies, and interior vehicular and pedestrian access for all outparcels. National franchise restaurants (Taco Bell, McDonald's, Kentucky Fried Chicken, and Wendy's) and local retailers conformed to these standards.



*Adaptive Re-Use of vacated bank building allows Taco Bell to blend in with compatible architecture.*

*Chesterfield Meadows West shows pedestrian scale architecture with continuous overhead canopies and colonial style roof lines which screen roof top mechanical equipment.*



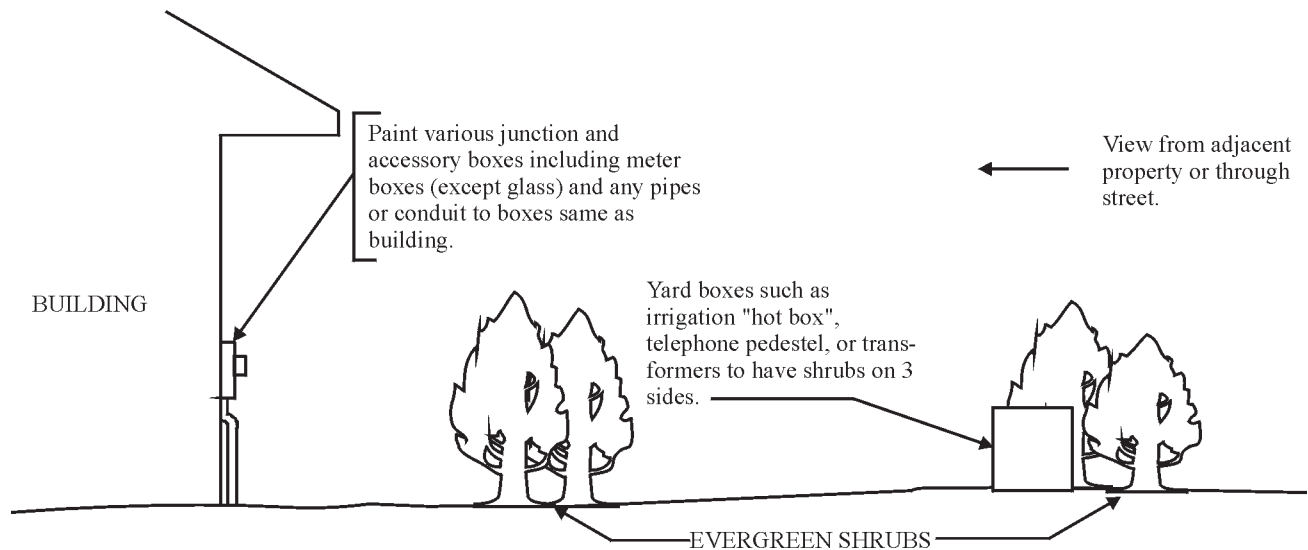
*Kentucky Fried Chicken's only identification within a colonial style building is the whimsical cupola on top of the roof.*

**Sec. 19-570 (b)** All junction and accessory boxes except those in I-2 and I-3 districts and those not visible from beyond the project shall be minimized from view of adjacent property and public rights-of-way by landscaping or architectural treatment integrated with the building served. In I-2 and I-3 districts, junction and accessory boxes need not be minimized from view of any I-2 or I-3 district or from any public right-of-way which does not

accommodate or is not intended to accommodate through traffic movements.

**INTENT:**

Junction and accessory boxes mounted on or adjacent to a building should not detract from the appearance of the building architecture. Their view is usually minimized by landscaping and painting them the same color as the building, but other options can be considered.



## COUNTY-WIDE STANDARDS:

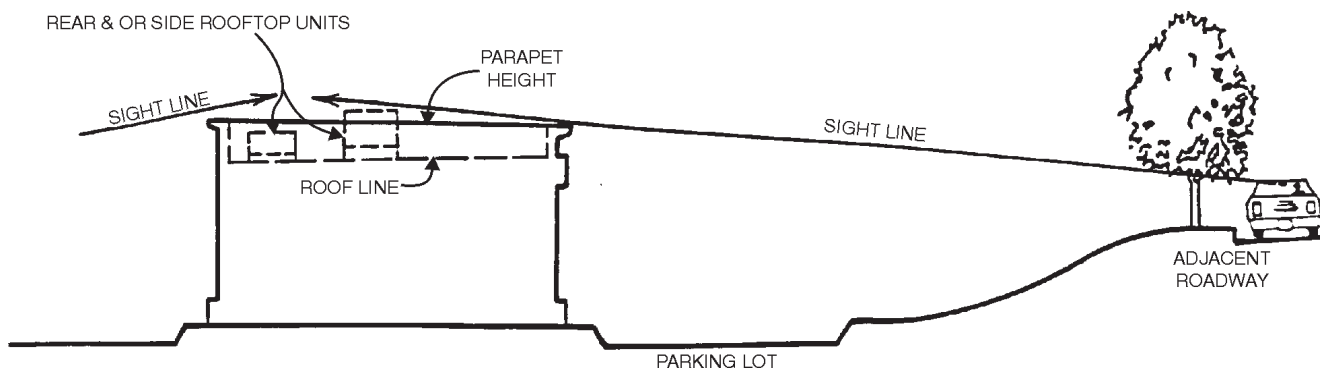
## ARCHITECTURAL TREATMENT MECHANICAL EQUIPMENT SCREENING

**Sec. 19-570(c):** Mechanical equipment, whether ground-level or rooftop, shall be screened from view of adjacent properties and public rights-of-way and designed to be perceived as an integral part of the building, except as stated herein. In I-2 and I-3 districts, mechanical equipment need not be screened from view of any I-2 or I-3 district or from any public right-of-way which does not accommodate or is not intended to accommodate through traffic movements.

### INTENT:

All roof, wall or ground mounted mechanical equipment including satellite dishes, exhaust fans, and roof access ladders should not detract from the building architecture and should be

screened from view of adjacent properties and public rights of way through a design that is integral to the building. This does not apply between I-2 and I-3 districts except when visible to a through street. Screening is most often accomplished through increased parapet heights or a mansard roof parapet design. Wall mounted exhaust fans should be flush with the building wall and louvered with colors matching the building. Visibility from public roads means the continuous view of the building beginning from a distance where the building is perceived by the motorist as a distinct building coming from both directions towards the building.



**Warning:** Changes in rooftop mechanical equipment or the use of sight distance studies to determine if angles of view allow lower parapets for screening will not remove developer's owner's responsibility to raise parapets if equipment is visible at time of a certificate of occupancy request. Maximum height of parapet required is equal to top of highest mechanical unit. Overpasses or similar elevated roads allowing visibility of equipment above this maximum parapet height will require units to be painted the same color as the roof.

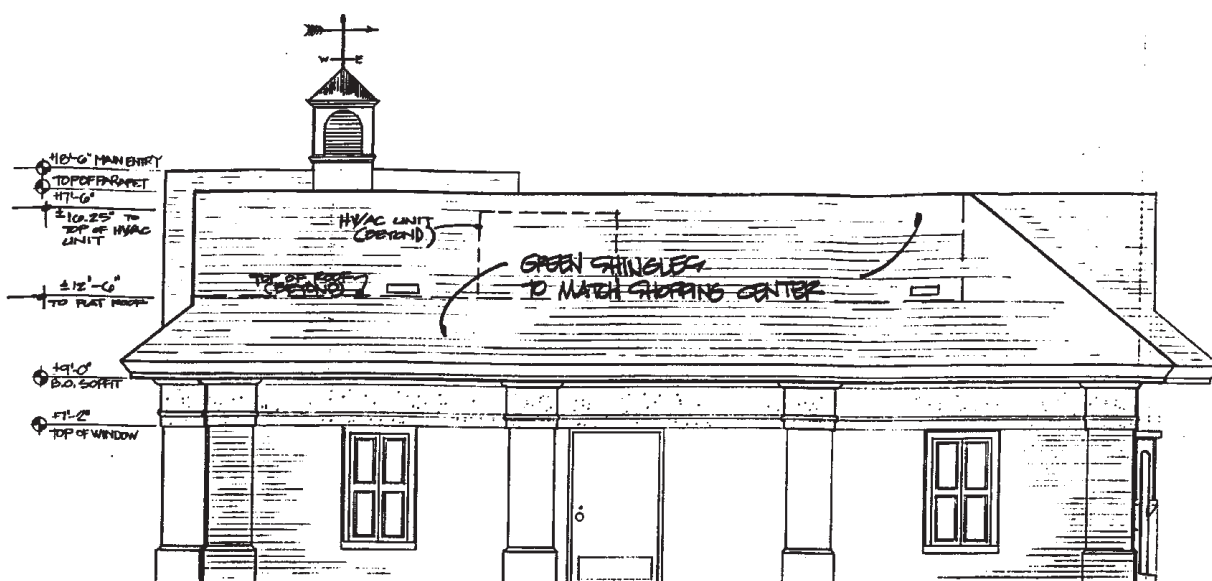


## COUNTY-WIDE STANDARDS:

## ARCHITECTURAL TREATMENT MECHANICAL EQUIPMENT SCREENING (cont.)

Prior to receiving your building permit, you will need to provide two (2) copies of your building elevations (all 4 sides) showing all exterior finish materials and colors to the Planning Department Site Plan Review Section. These elevations will need to show how all building mounted equipment is being screened (except as allowed in I-2 and I-3 Districts), usually shown as noted below:

- Rooftop equipment should be shown in relief behind the parapets as being totally screened including satellite dishes. If equipment rises higher than parapets, sight line studies are needed to determine complete screening.
- Note roof access ladders as being located internally.
- Wall mounted exhaust fans need to be shown as louvered and flush with building walls. Louvers are to be painted to match building. This includes individual room air-conditioners in motels/hotels.
- Ground-level equipment immediately adjacent to the building should be screened with walls matching the building.



*Example of roof-top equipment shown in relief on architectural elevations:*

Shown right is a building with ground-mounted mechanical equipment screened to match the building.





*Above is an example of a building that required the parapet to be raised to screen visible rooftop equipment at the time a Certificate of Occupancy was requested. The dark maroon standing seam metal panel was added, matching the dark maroon standing seam roof over the pedestrian canopy. This approach to extending the parapet is acceptable.*



*Photo above shows visible roof-top units (as seen from adjacent road) on top of Lowe's building. Lowe's has since added additional courses of split face block to screen this view.*